



WARRANTY DEED

ATC # 01045440

#01045440

AFTER RECORDING RETURN TO:

NATHAN E. BEAN
CAROL J. BEAN
3846 LAMARADA WAY
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 1st day of November A.D., 19 96
at 3:42 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 34636

Bernetha G. Letsch County Clerk
By Kathleen Ross

Fec. \$30.00

Deputy.

JAMES H. SPURLOCK and MARY ANN SPURLOCK, hereinafter called
GRANTOR(S), convey(s) to NATHAN E. BEAN and CAROL J. BEAN,
husband and wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 13, Block 13, Tract No. 1112, EIGHTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12CA TL 2000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and will warrant and
defend the same against all persons who may lawfully claim the
same, except as shown above.

The true and actual consideration for this transfer is
\$112,500.00.

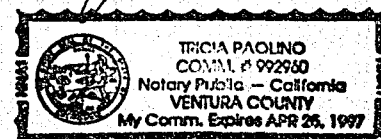
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of October, 1996.

James H. Spurlock
JAMES H. SPURLOCK

Mary Ann Spurlock
MARY ANN SPURLOCK

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.



Personally appeared the above named
JAMES H. SPURLOCK AND MARY ANN SPURLOCK and acknowledged the foregoing
instrument before me this 31st day of OCTOBER,
1996

Tricia Paolino
Notary Public for COUNTY OF VENTURA
My commission expires: 4-25-97

